

## TOWN AND COUNTRY PLANNING DEPARTMENT

The 30th January, 1989.

**No. JD-89/1744.**—In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 the Governor of Haryana is pleased to publish the draft Development Plan along with the restrictions and conditions proposed to be made applicable to controlled area covered by it (given in the Annexures A & B to the development plan at Hathin, approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the official gazette together with any objection or suggestion which may be received by the Director, Town & Country Planning Department, Haryana, Sector 18, Chandigarh from any person in writing in respect of such plan before the expiry of the period so specified.

**Drawing**

- (i) Existing land use Plan No. DTP(F)-880/82 dated 24th July, 1982.
- (ii) Land, use proposal Plan No. DTP(F)-881/82, dated 24th July, 1982.

**EXPLANATORY NOTE ON THE DRAFT DEVELOPMENT PLAN OF HATHIN AREA****1. Introduction**

Hathin is a headquarter town of tehsil Hathin in District Faridabad. Hathin block forms part of the Mewat area comprising blocks Taoru, Nuh, Ferozpur Zhirka, Punhana of district Gurgaon and Hathin block of district Faridabad. To develop this backward area of Mewat, a statutory Mewat Development Board has been set up by the Haryana Government. Study of the Mewat area reflects that the prime indicators of backwardness of this area are illiteracy, drought, flood cycle, inadequate irrigation and absence of alternative opportunities of employment other than agriculture. The percentage of non-agricultural workers in Mewat area being 22.5 as compared to district average of 43.1 as per 1971 census. With a view to diversify the occupation of a section of population of this, industrialisation of Mewat area is being taken up as one of such measures. As industries can not be scattered because of the absence of minimum basic industrial infrastructure, it has been proposed to bring industrialisation in this area through the development of focal points.

Hathin has been selected as one of the focal point for industrialisation to provide alternate opportunities of employment for the surrounding area of the Hathin Block. Land is already under the process of acquisition for development of industries at Hathin. In this context, in order to have a planned growth of Hathin town, the area around the town has been declared as Controlled Area,—vide Haryana Government Notification No. 9950-I-TCP-81/10669, dated 5th September, 1981. The development plan for this controlled Area with detailed proposals given below has been prepared to regulate the growth of this town.

**2. Location and Linkages**

The Hathin town is located on approx. 28°—3' North latitude and 27°—15' East Longitude. It is situated on Palwal Hathin-Punhana road at a distance of about 16 K.Ms towards South West from Palwal. It is very well connected with the surrounding important towns/villages with metalled roads. Sohna is about 29 K.M. and Nuh 25 K.M. from here. It is also connected with Delhi-Mathura road by metalled road taking off from village Aurangabad.

**3. Population**

Hathin is an over-grown village serving the surrounding region for the disposal of surplus grains and for day-to-day shopping facilities. A few years back, Municipal Committee has been constituted here. With the formation of Faridabad district, it has been made Head quarters of Tehsil.

The present population of the town is around 7,000 persons. Keeping in view the normal growth rate of Haryana State, nearly 25 per cent during the 1971-81 decade, the population of this town by 2001 A.D. with normal growth rate shall be around 12,000 persons. This area has also shown trends of out migration towards the developing urban-industrial centres of Gurgaon and Faridabad. It is also intended to raise the percentage of Industrial Workers of this area from existing level to the state average, i.e. from 5 per cent to 11.5 per cent by encouraging industrial activity at growth/focal centres. So in this context of saturation in agricultural economy, absorption of migrating population and removal of industrial-backward-

ness it is proposed to induce industrial activity capable of absorbing 5,000 to 6,000 additional industrial working force. This will give boost to the development of other commercial and allied activities. The additional supporting population shall be around 20,000 persons. So it is proposed to develop this town for a population of 30,000 persons by 2001.

#### 4. Proposed Extension and size of the town

Like other regions of Mewat area, flooding around the town have been the common feature. During rains sheet of water flows from North-West to South-East. There are several ponds around the existing town. The topography of the surrounding area is generally plain with fertile agricultural fields. The area upto Palwal-Uttawar road on the West of the existing town is low lying and not suitable for small plotted development. With the construction of Uttawar distributary on the West. Gaunchi drain on the East an other flood control measures taken up in this region as a whole, the situation has improved now. From these consideration, the new developments have been proposed towards the safer areas relatively.

For 30,000 population, assuming an average town density of 100 persons per hectares, the total land requirement is about 300 hectares. Keeping in view the extent of unsuitable land in the form of ponds and hillocks and the physical configuration of the area the gross area with the purposed urbanisable limits is around 403 hectares. The additional areas for various uses have been proposed to ensure compact development of the existing town as shown in Drawing No. DTP(F)-881/82, dated 24th July, 1982.

#### 5. Location of Major Urban Uses

As explained earlier, the main concept in framing the Development Plan for Hathin town is to extend the existing town in suitably planned manner to accommodate the future developments. Various major land uses have been proposed in such a manner as to enable the integrated development of the existing town. There are sufficient vacant pockets of land within the Municipal limits, which can be developed. The provisions for various major land uses within the municipal limits as well as within the controlled areas are as under. The proposals within Municipal Committee limits are of advisory nature and have no statutory provisions.

### DRAFT DEVELOPMENT PLAN, HATHIN

#### PROPOSED LAND USES

Serial No.	Land Use	Area falling within M.C. limits in Hectares	Area falling within controlled area in Hects.	Total Area	Percentage
1	2	3	4	5	6
1	Residential	118	98.0	216	43.90
2	Commercial	20	13	33	6.65
3	Industrial	..	110	110	22.35
4	Public & Semi Public	42.5	35	77.5	15.85
5	Open space	13.5	7	20.5	4.15
6	Circulation	10	25	35	7.10
Total Hectares		204	288.0	492.00	100.00

Being a small town, it is not advisable from economy and other practical considerations to interfere with the alignments of existing District roads passing through the town simply to bring them to any rectangular pattern. However junction treatment can be taken up to make the traffic flow safer and smoother within the urbanisable limits. The existing Palwal-Uttawar road, Hathin-Mandkola road and Hathin-Aurangabad road have been proposed to be widened to 30 meters. The new peripheral roads of the proposed sectors have been suggested 30 metre wide on rectangular pattern as far as possible keeping in view the existing physical features. Thus the total development has been proposed in the form of six self contained sectors for various urban uses.

**7. Residential Zone :**

For a population of 30,000 persons with a density of 250 persons per hectare the total land required for residential purpose is around 120 hectares. Allowing for unsuitable lands about 216 hectares of land have been reserved for residential use. Out of this, about 118 hec. falls within limits of Municipal area and about 98 hectares falls in the Controlled Area.

**8. Commercial Zone :**

Keeping in view the future basic necessities of the town such as vegetable Mandi, Truck stand, warehouses and other commercial needs about 33 hectares of land have been reserved for commercial purposes. The pocket of Commercial land in Sector 5 is proposed for Commercial uses like retail trade, Banks, Offices, Restaurants and other allied uses, while the commercial land in sector 4 is intended for uses like grain mandi, vegetable mandi, truck stand, warehouses and building materials etc. Out of 33 hectares, 20 hectares falls within the Municipal limits and 13 hectares falls in controlled area.

**9. Industrial Zone :**

It is proposed to provide industrial land to accommodate an industrial working force of about 6000 workers. At the rate of 60 workers per hectare the total land required for industrial purpose is around 100 hectares. The proposed area for the industrial use is around 110 hectares. The location of industrial land is technically against the wind direction but since land for industries has already been acquired and is in the process of disposal this use has been accommodated at its present location.

**10. Public and Semi Public uses :**

About 77.5 hectares of land have been reserved for public and semi-public uses. The land reserved for this purpose in Sector 5 is mainly proposed for such public buildings like fire station, health facilities and other public utility buildings. While the land proposed for this purpose in Sector-1 is reserved for educational & Medical institutions.

**11. Open Spaces :**

Two sizeable pockets of about 20.5 hectares have been earmarked for recreational purposes as open spaces and parks. One such pocket is about 7 hectares in the form of pond falls within the Municipal limits. The other pocket within the controlled area, is about 7 hectares, which is in the form of pigmy hills and spread out along Palwal-Uttwar road. This area will act as buffer between the industry and habitable areas.

**12. Rural Zone and Non-Conforming uses :**

The remaining area surrounding the urbanisation proposals which is predominantly agricultural is proposed to be reserved as rural zone. A rural zone, however, would not eliminate the essential building development within this area, such as the extension of the existing village contiguous to abadi deh, if undertaken under project approved or sponsored by Government, and other ancillary facilities necessary for the maintenance and improvement of this rural area.

Where an industry or other building exists with valid sanction or prior to the notification of this area as a controlled area such building will continue to exist as on conforming uses of land or building contrary to the major land use contemplated for that part of the area.

**13. Zoning Regulation :**

The legal sanctity to the proposal regarding land use is being given effect to by a set of zoning regulations which form part of this Development Plan. These regulation will govern the change of land use and standards of developments. They also very elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all the change of land uses and development shall be in accordance with the details shown in the sector plans thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

**ANNEXURE 'B'****ZONING REGULATIONS**

Governing use and development of land in the controlled areas around Hathin as shown in drawing No. 881/82 dated 24th July, 1982.

**I-General :**

(1) These Zoning Regulations, forming part of the Development Plan for the controlled area around Hathin, shall be called zoning regulations of Development plan for Hathin controlled area.

(2) The requirements of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and the rules framed thereunder :—

**II. Definitions :—In these regulations :—**

- (a) 'Approved' means approved under the Rules ;
- (b) 'Building Rules' means Rules contained in Part VII of the Rules as amended upto date.
- (c) 'Drawing' means Drawing No. DTP(F)-881/82, dated 24th July, 1982 ;
- (d) 'Floor Area Ratio' (FAR) means the ratio, expressed in percentage, between the total floor area of a building on all floors and the total area of the site ;
- (e) 'Group Housing' means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities ;
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, adours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power ;
- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakies with powers, laundry, dry-cleaning and dyeing, repair and service of automobile scooters and cycles, repair of household utensils, shoemaking and repairing fuel depots, etc. provided no solid fuel is used by them.
- (h) 'Medium Industry' means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and adours ;
- (i) 'Material Date' means the 5th September, 1981 in respect of land within the controlled area notified under Section 4 of the Punjab Scheduled Roads and controlled Areas Restriction of Unregulated Development Act, 1963—vide Haryana Government Notification No. 9950-1 TCP-81/10669 dated the 5th September, 1981 appearing in Haryana Govt. Gaz., 3rd November, 1981.
- (j) 'Non-conforming Use' in respect of any land or building in controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan ;
- (k) 'Public Utility Buildings' means any building required for running of public utility services such as water-supply drainage, electricity, post & telegraph and Transport & for any Municipal Services including a fire station ;
- (l) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (m) 'Sector Density' and 'Colony Density' shall mean the number of persons per acre in sector area or colony area as the case may be.
- (n) **Farm House:—**Farm House shall mean a house constructed by the owner of a farm of this land for the purpose of.
  - (i) dwelling unit, i.e. main use; and
  - (ii) farm shed i.e. ancillary use.

**Notes:—**(1) The construction of the farm house shall be governed by the restrictions given under clause regarding "provision of farm houses outside Abadi-deh in rural/agricultural zone".

(2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications.

- (o) **Ledge or Tand:**— A shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one metre.
- (p) **Left:**—An intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 meter and which is constructed or adopted for storage purposes.
- (q) **Mezzanine floor:** - An intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres.
- (r) **Subservient to Agriculture:**—Shall mean development and activities, which are required to assist in carrying out the process of 'agriculture' such as tubewells, pump chambers, wind mills, irrigation drains, pacca platforms, fencing and boundary walls, water hydrants etc.

**Explanation:**—(a) In this definition the 'sector area' or 'colony area' shall mean the area of the sector or of colony as bounded with the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of colony including 50 per cent land under the major roads surrounding the sector and excluding land under the major road system and the area unfit for building development within the sector of the colony as the case may be.

(b) For the purposes of calculation of sector density or colony density, it shall be assumed that 55 per cent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 4.5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed.

(c) 'Site coverage' means the ratio, expressed in percentage between the area covered by the ground floor of a building and the area of the site.

(d) The terms Act, Colony, Colonizer, Development Plan, Sector and Sector Plan shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965, and

(e) In case of doubt, any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

### III. Major Land Uses/Zone

(1) For purposes of these regulations the several parts of the controlled area indicated on the drawing shall be reserved for the following major land uses and to be designated as such:—

- (i) Residential Zone.
- (ii) Commercial Zone.
- (iii) Industrial Zone.
- (iv) Transportation and Communication.
- (v) Public and Semi-Public uses.
- (vi) Open Spaces.
- (vii) Agriculture Zone/Hilly Area.

(2) Classification of major land uses is according to appendix 'A'.

### IV. Division into Sectors

Major uses mentioned at serial Nos. (i) to (vii) in regulation III above which are land uses for building purposes have been divided into sectors as shown bounded by the major road reservations and each sector shall be designated by the number as indicated in the drawing.

### V. Detailed land uses within major uses.

Main ancillary and allied uses, which, subject to other requirements of these regulations and of the rules, may be permitted in the respective major land use zones, are listed in Appendix 'B' sub-joined to these regulations.

## VI. Sectors not ripe for development

Notwithstanding the reservation of various sectors for respective land use for building purpose, the Director may not permit any change in their land use or allow construction of building thereon, from considerations of compact and economical development of the controlled area, till such time as availability of water supply, drainage arrangements and other facilities for these sectors are ensured to his satisfaction.

## VII. Sector to be developed exclusively through Government enterprise

(i) Change of land use and development in sectors which are reserved for the commercial zone and the institutional zone shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development by any colonizer within these sectors.

(ii) Notwithstanding the provision of clause (i) above, the Government may reserve, at any time any other sector for development exclusively by it or by the agencies mentioned above.

## VIII. Land Reservations for Major Roads:—

(1) Land reservation for major roads shall be as under:—

- |  |  |
|--|--|
| (i) Major roads indicated as V-1 on the drawing  | 200' road reservation with 100' minimum green belt on either side. |
| (ii) Major existing road indicated as V-1 A, V-1 B, V-1 C, .. V-1D and V-1E, on the drawing  | Existing Width   |
| (iii) Major roads indicated as V-3 on the drawing (roads along the boundaries of the sector) | 100 Ft.  |

(2) Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.

## IX. Industrial non-conforming use

With regard to the existing industries shown in zones other than Industrial zones in the development plan such industrial non-conforming uses may be allowed to continue for a fixed period to be determined by the Director but not exceeding ten years provided that the owner of the industry concerned:—

- Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf; and
- during the interim period makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director;
- No further expansion shall be allowed within the area of the non-conforming use.

## X. Discontinuance of non-conforming uses

(i) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used for redeveloped only according to the conforming use.

(ii) If a non-Conforming use building is damaged to the extent of 50 per cent or more of its reproduction value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for conforming use.

(iii) After a lapse of period fixed under clause IX the land shall be allowed to be re-developed or used only for conforming use.

## XI. The Development to conform to sector plan and zoning Plan

Except as provided in regulations IX, no land within major land use shall be allowed to be used and developed for building purpose unless the proposed use and development according to the details indicated in the sector plan and zoning plan or the approved colony plan in which the land is situated.

**XII. Individual site to form part of approved layouts**

No permission for erection or re-erection of building on a plot shall be given unless:—

- (i) the plot forms a part of an approved colony or the plot is such for which relaxation has been granted as provided in regulation XVII.
- (ii) the plot is accessible through a road laid out and construction upto the situation of the plot to the satisfaction of the Director.

**XIII. Minimum size of plots for various uses**

(1) The minimum sizes of plots for various types of uses shall be as below :—

(i) Residential plot	.. 50 Sq. Mts.
(ii) Residential plot in Subsidised industrial housing scheme approved by the Government	.. 35 Sq. Mts.
(iii) Shop-cum-residential plot	.. 100 Sq. Mts.
(iv) Shopping both including covered corridor or pavement in front	.. 20 Sq. Mts.
(v) Local service industry plot	.. 200 Sq. Mts.
(vi) Light Industry Plot	.. 500 Sq. Mts.
(vii) Medium Industry plot	.. 0.8 Hectares

(2) The minimum area under a group housing scheme shall be 0.4 hectares.

**XIV. Site coverage, Height of bulk of buildings under various types.**

Site coverage and the height upto which building, may be erected within independent residential and industrial plots, shall be according to the provisions contained in chapter VII of the Rules. In the case of other categories, the maximum coverage and the floor area ratio subject to architectural control, as may be imposed under regulations XVI shall be as under :—

Sr. No.	Type of use	Maximum G.F. Cov.	Max. Far	Remarks
1	Group housing	.. 25%	150	
2	Govt. Offices	.. 25%	150	
3	Commercial			
	(a) integrated corporate	.. 50%	125	The total area of the commercial pocket is to be considered as plotable area while working out the total plotted area of the sector.
	(b) Individual site	.. 100%	300	Only 35% of the total area of commercial pocket in which these sites have been planned be accounted as plotted area for working out the total area of the sector.
4	Ware housing	.. 75%	150	

*N.B.* 100% area of the basement floor (excluding all public corridors) in all commercial sites may be permitted for storage & parking and this area would not be included for calculating FAR.

**XV. Building lines in front side and rear of buildings.**

These shall be provided in accordance with rule 51, 52 & 53 of the Punjab Scheduled Road and Controlled Area Restriction of Unregulated Development Rules, 1965.

**XVI. Architectural Control.**

Every building shall conform to architectural control where ever and if any specified in the architectural control sheets prepared under rule 50 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

**XVII. Relaxation**

In the case of any land laying in Rural Zone, Government may relax the provisions of this development plan.

- (a) for use and development of the land into a residential or industrial colony provided the colonizer has purchased the land for the said use and development prior to the material date and the coloniser secures permission for this purposes as per rules.
- (b) for use of land as an individual site (as distinct from an industrial colony), provided that
  - (i) the land was purchased prior to the material date.
  - (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone.
  - (iii) the owner of the land secures permission for building as required under the rules.
  - (iv) the owner of the land undertakes to pay to the Director as determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent.

*Explanation.*—The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and no lesser title, such arrangements to purchase etc.

**XVIII. Density size and distribution of plots**

(1) Every residential sector shall be developed to the sector density indicated and prescribed for it in the drawings subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

In case of a residential colony allowed under regulation XVII, the colony density of the colony area shall not exceed the limits as laid down below :—

For area upto 100 Hectares	.. 250 persons/Hect.
For areas more than 100 Hectares	.. 150 persons/Hect.

**XIX. Provision of Farm Houses outside Abadi Deh in agriculture zone.**

A farm house in rural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:

Size of farm	Maximum coverage on ground for dwelling unit (main building)	Maximum coverage on ground for farmshed (Ancillary building)
(i) Site 2 Acres Coverage	100 Sq. Mts.	1 per cent of the farm land (not more than 40 per cent shall be used for labour/servant quarters)
For every additional 0.25 acres, 10 Sq. Mtrs. in main building subject to maximum of 200 Sq. Mtrs.		
Maximum Height		
	Main dwelling unit	Ancillary building
(ii) Height and Storey	6 Metres single storeyed	4 metres, single storeyed

(ii) *Set back.*—It shall be at least 15 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of road as under :—

- (a) Where the road is bye-pass to a Scheduled Road .. 100 Mtrs.



(b) Where the road is a Scheduled Road .. 30 Mtrs.

(c) Any other road .. 15 Mtrs.

(iv) **Approach Road.**—(a) The approach road to the farm shall have a minimum right of way to 13.5 metres (45 feet).

(b) When the approach road serves more than one farm then the minimum right of way should be 18.30 metres (60 feet).

(v) **Basement.**—Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and both room shall not be permitted.

(vi) **Ledge, Loft and Mezzanine floor.**—Ledge, loft and Mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in part II.

(vii) **Services Water Supply and Drainage.**—(a) Good potable water supply should be available in the farm for human consumption in case of farm house is built.

(b) Open sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms. Drains are to be provided for carrying rain water in case of all buildings.

(c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Controlled Areas Act.

(d) The distance between the septic tank and open well or tubwell shall be as provided in the Controlled Areas Act.

2. (1) If any person/company desires to carve out farms on an area above 10 acres by sub-dividing the area then he shall have to get the layout plan approved from the Director :

Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State Government/State Agency for the proper utilisation of the rural zone.

#### XX. Relaxation of Development Plan.

Government may in cases of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the Development plan on principles of equity and Justice on payment of such development charges and on such other conditions as it may deem fit to impose.

#### APPENDIX 'A'

##### CLASSIFICATION OF LAND USES

Main Code	Sub-Code	Main Group	Sub-Group
100		RESIDENTIAL	Residential sector on neighbourhood pattern.
200		COMMERCIAL	
	210		Retail Trade.
	220		Wholesale Trade (Grain & Vegetable Mandies), Building Material Trade etc.
	230		Warehouse and storages.
	240		Office and Banks.
	250		Restaurants.
300	260		Cinema & other commercial places of Public Assembly.
		INDUSTRIAL	
	320		Light Industry.
	330		Medium Industry.

Main Code	Sub-Code	Main Group	Sub-Group
400		TRANSPORT AND COMMUNICATION	
	410		Bus Stand
	420		Truck Stand
	430		Post & Telegraph, Telephone Exchange.
600	Public/Semi Public		
	610		Government, Semi-Government and other offices.
	620		Educational and professional Institutions.
	630		Fire Station and Health Facilities.
700		OPEN SPACES	
	710		Sports Activities.
	720		Parks and Green Belts.
800		AGRICULTURAL ZONE	

## APPENDIX 'B'

**Residential Zone**

- (i) Residence
- (ii) Boarding House
- (iii) Social Community, Religious  
Recreational buildings
- (iv) Public Utility Buildings
- (v) Educational Buildings and all types of school & college  
where necessary
- (vi) Health Institutions
- (vii) Cinemas
- (viii) Commercial and professional offices
- (ix) Retail shops and restaurants
- (x) Local Service Industries
- (xi) Petrol Filling Stations
- (xii) Bus Stops, Tonga, Taxi, Scooter and Rickshaw stands
- (xiii) Nurseries and green houses.
- (xiv) Any other minor needs ancillary to residential uses.

As required for the local needs of major use and at site earmarked for them in the sector plan or in the approved layout plan of the colonies.

**Commercial Zone.**

- (i) Retail trade.
- (ii) Wholesale trade.
- (iii) Warehouses and storages.

- (iv) Commercial offices and Banks.
- (v) Restaurants and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist houses etc.
- (vi) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, dramatic clubs etc. run on commercial basis.
- (vii) Professional establishments.
- (viii) Local service industry.
- (ix) Residences on the first and higher floors.
- (x) Public Utility buildings.
- (xi) Petrol filling station and service garages.
- (xii) Loading and unloading yards.
- (xiii) Parking spaces, bus stops, taxi, tonga and rickshaw stands.
- (xiv) Town Parks.
- (xv) Any other use which the Director in Public interest may decide.

**Industrial Zone**

- (i) Light industry.
- (ii) Medium Industry.
- (iii) Warehouse and storage.
- (iv) Public Utility, community building and retail shops.
- (v) Parking, loading and unloading areas.
- (vi) Truck stand, bus stops, Taxi, Tonga and Rickshaw stands.
- (vii) Petrol filling stations and service garages.
- (viii) Any other use permitted by the Director.

At sites earmarked for in the them sector plan or in the approved layout plan of the colonies.

**Transport and Communication Zone.**

- (i) Railway yards, Railway stations and sidings.
- (ii) Transport Nagar, roads and transport depots & parking areas.
- (iii) Airports and Air stations.
- (iv) Telegraph offices, Telephones and telephone exchange.
- (v) Broadcasting stations.
- (vi) Television Station.
- (vii) Agricultural, Horticultural and nurseries at approved sites and periods.
- (viii) Petrol filling stations and service garages.
- (ix) Parking spaces, bus stops/shelter, taxi, tonga and rickshaw stands.

At sites approved by the Director to the provisions of section 3 of the said Act.

**Public and Semi Public Zone.**

- (i) Government offices, Government Administration centre, Secretariats and Police Stations.
- (ii) Educational Cultural and religious institutions.
- (iii) Civil, Cultural and special institutions like Theatres, Opera Houses etc. of predominantly non-commercial nature.
- (iv) Medical and Health Institutions.
- (v) Land belonging to defence.
- (vi) Any other use which Government in public interest may decide.

**Open Spaces**

- (i) Sport grounds, stadium and play-grounds.
- (ii) Park and green belts.
- (iii) Cemeteries, crematories etc.
- (iv) Any other recreational use with the permission of the Director.

**Uses Strictly Prohibited**

Storage of Petroleum and other inflammable material.

**Agricultural Zone.**

- (i) Agricultural, Horticultural, dairy farming as approved by the Director.
- (ii) Village house within abadi deh.
- (iii) Farm house outside abadi deh subject to restriction as laid down in zoning regulation XIX.
- (iv) Expansion of existing village contiguous to abadi deh is undertaken as a project approved or sponsored by the Central or State Government.
- (v) Milk chilling station and pasteurisation plants.
- (vi) Bus stand and railway station.
- (vii) Air ports with necessary buildings.
- (viii) Wireless stations.
- (ix) Grain Godowns storage spaces at sites approved by the Director.
- (x) Weather station.
- (xi) Land drainage and irrigation, hydro-electric works and tubewell for irrigation.
- (xii) Telephone and electric transmission lines and poles.
- (xiii) Mining and extraction operations including lime and brick kilns, stones quarries and crushing subject to the rules and at approved sites.
- (xiv) Cremation and burial grounds.
- (xv) Petrol filling station and service garages.
- (xvi) Hydro-electric thermal sub-station.
- (xvii) Any other use which Government may in public interest decide.

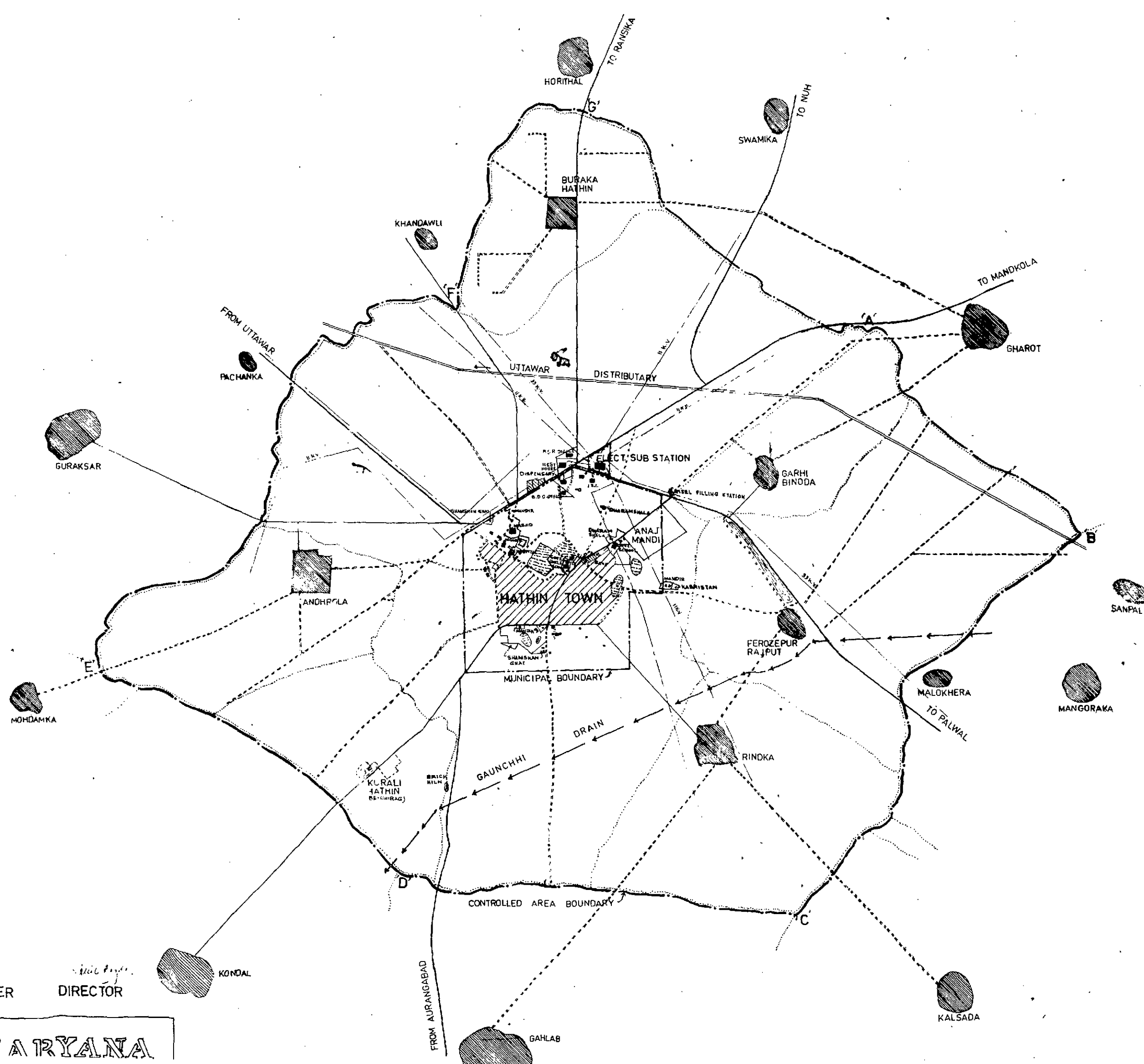
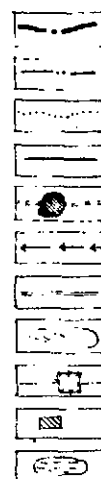
**A.N. MATHUR,**

Secretary to Government, Haryana,  
Town & country Planning Department.

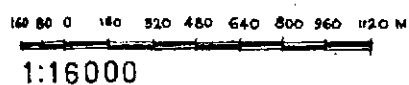
( DISTRICT FARIDABAD )

## LEGEND

CONTROLLED AREA BOUNDARY  
MUNICIPAL BOUNDARY  
VILLAGE BOUNDARY  
METALLED ROADS  
VILLAGE SETTLEMENTS/REVENUE RASTAS  
DRAIN  
DISTRIBUTARY  
HILLOCKS  
ELECTRIC SUB STATION/LINES (H.T)  
OTHER EXISTING STRUCTURES  
POND/LOW LYING AREA



SCALE



DRG. NO. D.T.P (F) 880/82 DT.24.7.82

DRAWN BY Sigal  
CHECKED BY 24/7/02

PLANNING ASSTT.

ASSTT. TOWN PLANNER

DISTRICT TOWN PLANNER

SENIOR TOWN PLANNER

CHIEF TOWN PLANNER

DIRECTOR

# HATHIN

(DISTRICT FARIDABAD)

## DRAFT DEVELOPMENT PLAN FOR CONTROLLED AREA

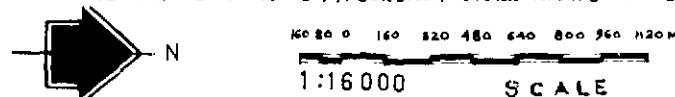
### LEGEND :-

- CONTROLLED AREA BOUNDARY
- MUNICIPAL BOUNDARY
- VILLAGE BOUNDARY
- METALLED ROADS
- VILLAGE SETTLEMENTS/REVENUE RASTAS
- DRAIN
- DISTRIBUTARY
- HILLOCKS
- ELECTRIC SUB STATION/LINES (H.T.)
- OTHER EXISTING STRUCTURES
- POND/LOW LYING AREA

### PROPOSALS :-

- ROADS
- SECTOR NO.
- SECTOR DENSITY
- LOCATION CODE
- 100 RESIDENTIAL
- 200 COMMERCIAL
  - 210 RETAIL TRADE
  - 220 WHOLE SALE TRADE (GRAIN & VEGETABLE MANDIES), BUILDING MATERIALS TRADE & C.
  - 230 WARE HOUSING AND STORAGES
  - 240 OFFICES AND BANKS
  - 250 RESTAURANTS
  - 260 CINEMA & OTHER COMMERCIAL PLACES OF PUBLIC ASSEMBLY
- 300 INDUSTRIAL
  - 320 LIGHT INDUSTRY
  - 330 MEDIUM INDUSTRY
- 400 TRANSPORT & COMMUNICATION
  - 410 BUS STAND
  - 420 TRUCK STAND
  - 430 POST & TELEGRAPH, TELEPHONE EXCHANGE
- 600 PUBLIC & SEMI-PUBLIC USES
  - 610 GOVT. SEMI-GOVT AND OTHER OFFICES
  - 620 EDUCATIONAL AND PROFESSIONAL INSTITUTIONS
  - 630 FIRE STATION AND HEALTH FACILITIES
- 700 OPEN SPACES
  - 710 SPORTS ACTIVITIES
  - 720 PARKS AND GREEN BELTS
- 800 AGRICULTURAL ZONE

NOTE:- 1. THE PROPOSALS WITHIN MUNICIPAL LIMITS ARE NOT STATUTORY  
2. DRAWING AMENDED VIDE S.T.P. GURGAON LETTER NO. 3478 DT. 16-8-73



DRG. NO. D.T.P. (F) 881/82 DT. 24-7-82

DRAWN BY *[Signature]*  
CHECKED BY *[Signature]*  
PLANNING ASSITT. *[Signature]*  
ASSTT. TOWN PLANNER *[Signature]*  
DISTRICT TOWN PLANNER *[Signature]*  
SENIOR TOWN PLANNER *[Signature]*  
CHIEF TOWN PLANNER *[Signature]*

*[Signature]*  
DIRECTOR

DEPTT. OF T. & C. PLG. HARYANA

